Kirklees Council
Planning and Development Service
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Huddersfield
HD1 9EL

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Date: 23-Jun-2025
Our Ref: 2025/91101

Dear Sir/Madam

Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Discharge of details reserved by conditions 9 (Arboricultural Method Statement), 10 (Phase II Intrusive Site Investigation Report), 11(Remediation Strategy) and 13 (Verification Report) of previous permission 2024/90914 for demolition of existing dwelling and erection of detached dwelling with associated works
Dale Bank, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0PR
Application Number: 2025/91101

I write with reference to your application to discharge the conditions for the above development as submitted on 22-Apr-2025.

Condition 9

The following has been submitted:

- Arboricultural Method Statement, authored by Iain Tavendale, received 22/04/2025.

The scheme submitted is considered acceptable and satisfactorily addresses the requirements of Condition 8. However, this is on the proviso that the tree protection fencing is aligned according to the S; photographs and 7-days' notice must be submitted to planning via trees.planning@kirklees.gov.uk. For the purposes of this application, KC Trees recommended the condition can be discharged.

Condition 10 & 11

The following has been submitted:

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- Geoenvironmental Appraisal, authored by Lithos, reference 4977/2, dated April 2025.
- Supplementary Letter, authored by Lithos, received 111 June 2025.

Conditions 10 & 11 can be discharged on the proviso that the details within the Phase II and Remediation Strategy are adhered to, and remediation of the site is carried out and completed in accordance with the Remediation Strategy approved.

Condition 13

Condition 13 cannot be discharged at this time as Verification Report has not been submitted.

Yours faithfully

Mathias Franklin
Head of Planning and Development